



ORIGINAL PLAT

REPLAT

SCALE: 1" = 20'



METES AND BOUNDS DESCRIPTION OF A 0.334 ACRE TRACT LOT 12, BLOCK 8 OAK TERRACE ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 12, BLOCK 8, OAK TERRACE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOCH STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 12 AND THE WEST CORNER OF LOT 13, BLOCK 8;

THENCE: S 56° 32' 12" E ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13 FOR A DISTANCE OF 156.13 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 8, BLOCK 8, MARKING THE EAST CORNER OF SAID LOT 12;

THENCE: S 30° 43' 14" W ALONG THE COMMON LINE OF SAID LOT 12 AND LOTS 8, 9 AND 10, BLOCK 8, FOR A DISTANCE OF 124.85 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEASTERLY LINE OF NAGLE STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 12, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 133.50 FEET;

THENCE: ALONG THE NORTHEASTERLY LINE OF NAGLE STREET FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 22' 58" FOR AN ARC DISTANCE OF 77.78 FEET (CHORD BEARS: N 31° 05' 24" W - 76.69 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 47° 46' 53" W FOR A DISTANCE OF 68.16 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 11' 01" FOR AN ARC DISTANCE OF 42.51 FEET (CHORD BEARS: N 07° 11' 22" W - 39.04 FEET) TO THE END OF SAID CURVE ON THE SOUTHEAST LINE OF FOCH STREET;

THENCE: N 33° 24' 08" E ALONG THE SOUTHEAST LINE OF FOCH STREET FOR A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING CONTAINING 0.334 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk Brazos County, Texas

- LEGEND:
- FIRE HYDRANT
 - LIGHT POLE
 - UTILITY POLE
 - QUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE
 - CB - CITY OF BRYAN SETBACKS
 - DR - DEED RESTRICTION SETBACKS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, CRAIG STEEDE, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 838, Page 176, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

REPLAT

OF

LOT 12, BLOCK 8

OAK TERRACE ADDITION

VOLUME 151, PAGE 547

0.334 AC., J. E. SCOTT SURVEY, A-50

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET

SURVEY DATE: 01-20-15

PLAT DATE: 01-27-15

JOB NUMBER: 15-028

CAD NAME: 15-028R

CR5 FILE: 15-028

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: CRAIG STEEDE
309 E. 35TH STREET
AUSTIN, TEXAS 78705
PHONE (512) 413-8736